CITY OF RANCHO CORDOVA

Minutes of Meeting of The City Council
January 20, 2004

The Regular Meeting of the City Council of the City of Rancho Cordova was held on Tuesday, January 20, 2004 at the City Council Chambers. Mayor Dave Roberts called the meeting to order at 6:35 p.m.

SPECIAL CEREMONIES:

Council Member Linda Budge was sworn in as new Mayor by Clerk Lillian Hare.

Outgoing Mayor, Dave Roberts, was presented a plaque for his strong leadership and guidance to the City.

ROLL CALL:	Council Members Present:	Sander, McGarvey, Budge, Roberts
	Council Members Absent:	Cooley (ill)
	Staff Present:	City Manager Ted Gaebler City Attorney Steve Meyers Assistant to City Manager Curt Haven City Clerk Lillian Hare

PLEDGE OF ALLEGIANCE

The pledge of allegiance was conducted.

The invocation was presented by Ananta McSweeney, Director of the Ananda Center.

CONSENT CALENDAR

6. **Treasurer's Report.**

7. **Second Reading and Adoption of Ordinance No. 1-2004 – An Ordinance Amending the Sunridge Specific Plan from AG-20 Agricultural to RD-4, RD-5, LC and Open Space on Assessor Parcel Number 069-004-014 and 015 for Sunridge Park, Project No. RC-03-001; and Adoption of Resolution No. 1-2004, approving the Large and Small Lot Tentative Map for the Project. (Adoption of the resolution continued from 1/56/04).**

   a. Move reading and adoption of Ordinance 1-2004 and waive reading of the body of the ordinance.
   b. Move to adopt Resolution No. 1-2004.

8. **Second Reading and adoption of Ordinance No. 2-2004 – An Ordinance Establishing a Special Tax for Police Protection Services for Mather East Development:** Move second reading and adoption of Ordinance 2-2004 and waive reading of the body of the ordinance.

9. **Ordinance 2-3004, An Ordinance Establishing Reduced speed Limits on Peter A. McCuen Boulevard, Bullard Street, Femoyer Street, Bleckley Street, and Schirra Avenue** – Move introduction and first reading of Ordinance 3-2004 and waive the reading of the body of the ordinance.

10. **Planning Commission Rules of Conduct**

    a. Move to approve that the Planning Commission Rules for Conduct are exempt from review under California environmental Quality Act (CEQA).
    b. Move to approve Planning Commission's rules for Conduct as established in Resolution PC 1-2004.

11. **Office of Traffic Safety Grant Application**: Move to adopt Resolution No. 7-2004 approving the grant application.

12. **Anatolia I Village 1 (111 Lots)**: Move to adopt Resolution No. 8-2004 approving the final map and subdivision agreement.

13. **Anatolia I Village 3 (149 Lots)**: Move to adopt Resolution No. 9-2004 approving the final map and subdivision agreement.

14. **Anatolia I Village 4 (117 Lots)**: Move to adopt Resolution No. 10-2004 approving the final map and subdivision agreement.

15. **Anatolia I Village 7 (132 Lots)**: Move to adopt Resolution No. 11-2004 approving the final map and subdivision agreement.

16. **Anatolia I Village 8 (108 Lots)**: Move to adopt Resolution No. 12-2004 approving the final map and subdivision agreement.

17. **Anatolia II Village 9A (191 Lots)**: Move to adopt Resolution No. 13-2004 approving the final map and subdivision agreement.

18. **Anatolia II Village 9B (51 Lots)**: Move to adopt Resolution No. 14-2004 approving the final map and subdivision agreement.

19. **Anatolia II Village 12A (60 Lots)**: Move to adopt Resolution No. 15-2004 approving the final map and subdivision agreement.

20. **Anatolia II Village 12B (64Lots)**: Move to adopt Resolution No. 16-2004 approving the final map and subdivision agreement.

21. **Anatolia II Village 15 (114 Lots)**: Move to adopt Resolution No. 17-2004 approving the final map and subdivision agreement.

Upon a motion by Council Member Sander, seconded by Council Member McGarvey, it was voted 4-0 to approve the consent calendar. Motion carried.

AYES: Council Members: Budge, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: Cooley
ABSTAIN: Council Members: None

ORAL COMMUNICATIONS – PUBLIC COMMENT

- Rex Albright of the Rancho Cordova Chamber of Commerce invited all to attend the open house at the University of Phoenix to honor and introduce the Planning Commission. It will be held January 28, 2004 at 4:30 to 6:00 p.m.
- Tom Foley of Rancho Cordova expressed his concern over the beltway at the Mineshaft and Folsom Boulevard for emergency vehicles.

PRESENTATIONS

23. **Mid Year Budget Presentation and Approval:** This item was pulled until more adequate information could be reviewed.

24. **Regional Transit Presentation**: This item was pulled and rescheduled for the February 2 or February 17 meeting.

PUBLIC HEARINGS

25. **Villages 8, Anatolia I Subdivision Special Development Permit (Project RC-03-032).**

    At the request of the Applicant, this item was continued until the meeting of February 17, 2004.

Upon a motion by Council Member Roberts, seconded by Council Member McGarvey, it was voted 4-0 to continue the item.

AYES: Council Members: Budge, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: Cooley
ABSTAIN: Council Members: None

26. **Letter of Public Convenience and Necessity – Mather Convenience Store, 3581-B Mather Field Road for a Type 21 Off-Sale Alcohol License (Project RC-03-038).**

Kathleen Franklin, Assistant Panner, presented the background of this project. Applicant is requesting a "Letter of Public Convenience" to show their support for his opening of a mini grocery store on Mather Field Road between International Drive and White Rock Road. Concern has been expressed by various public agencies including the Sheriffs Department (overabundance of alcohol suppliers in the area), Cordova Recreation and Park District (proximity to Mather Sports Center), and CorPAC (denied 10-0 due to other liquor stores in the area).

The applicant, Nishan Singh addressed the Council. He currently owns a Subway Sandwich Shop and feels the area needs a grocery store/coffee establishment. However, he stated he would have to be able to sell alcohol in his store to be profitable. He emphasized he will abide by all laws and keep the area very clean.

Mayor Budge opened the public hearing. There was no public comment or questions. Mayor Budge closed the public hearing.

The Council also expressed their concern regarding the over concentration of liquor establishments in the area. They commended Mr. Singh on his desire to build a clean, reputable establishment, but felt they could not support it at this time.

Upon a motion by Council Member Sander, seconded by Council Member McGarvey, it was moved and approved by a 4-0 vote to deny the request for a "Letter of Public Convenience and Necessity" and direct staff to forward the City Council's determination to the Office of Alcohol Beverage Control. Motion carried.

AYES: Council Members: Budge, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: Cooley
ABSTAIN: Council Members: None

27. Anatolia Village 7 – Special Development Permit and Development Plan Review for Model Homes in Anatolia Village 7, Anatolia Subdivision within the Sunridge Specific Plan (APN 067-0041-021; Project RC-03-031).

Kathleen Franklin, Assistant Planner, presented the overview of the project. The project is located east of Sunrise Boulevard, south of Douglas Road in Anatolia I subdivision, within the Sunridge Specific Plan. The project was reviewed and approved by CorPAC on January 8, 2004. U.S. Homes is the developer of Anatolia I, Village 7. They have presented a design package which includes six different floor plans that will have three elevations per plan, for a total of ten basic architectural configurations. There are a total of 28 color/stone combination options. There are 11 phases in the project.

Mitch Young, representing the applicant, presented further details of the project. He noted the developer is working with staff regarding density.

The developer has requested, and staff has recommended approval of the following: 1) Reduction in building separation from nine to six feet, and 2) minimum side yard setback reduced from nine to five feet, however no portion of the body of the building may be constructed less than five feet from the side property line. This is represented in Condition #3. The Council also discussed Condition #5 regarding window treatments.

They agreed it should be consistent with the architectural style. It was suggested and agreed the condition be added that each phase of the development will be preplotted and approved before sale of residences.

Mayor Budge opened the public hearing. There was no public comment or questions. Mayor Budge closed the public hearing.

Upon a motion by Council Member Roberts, seconded by Council Member Sander, it was motion and approved by a 4-0 vote:

1. To find that the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II and III, adopted by the Sacramento County Board of Supervisors, adequately addressed the environmental impacts for the project; and
2. To adopt Resolution No. 6-2004, approving the Special Development Permit and Development Plan Review, subject to the findings, elevations, house plans, conditions of approval and special development permit, as amended. Motion carried.

AYES: Council Members: Budge, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: Cooley
ABSTAIN: Council Members: None

28. Urgency Ordinance Extending a Moratorium on the Establishment of New Sexually Oriented Businesses and Expansion of Existing Sexually Oriented Businesses Pending the Review and Amendment of Zoning Regulations Applicable to Sexually Oriented Businesses.

On December 1, 2003 the City Council adopted Ordinance No. 30-2003 establishing a 45-day moratorium on the establishment and expansion of sexually oriented businesses in the City. An extensive review regarding such businesses is currently underway and it is anticipated the study will be completed within six months. The proposed extension will extend the moratorium for six months.

Mayor Budge opened the public hearing. There was no public comment or questions. Mayor Budge closed the public hearing.

Upon a motion by Council Member McGarvey, seconded by Council Member Roberts, it was voted 4-0 to adopt Urgency Ordinance No. 4-2004. Motion carried.

AYES: Council Members: Budge, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: Cooley
ABSTAIN: Council Members: None

Mayor Budge called at recess at 8:05 p.m.. The meeting was readjourned at 8:15 p.m.

ACTION ITEMS

29. **CorPAC Review Procedure**: Paul Junker, Planning Director, presented the ongoing complex issues of the relationship between CorPAC and the City Council. At this point in time, staff is recommending that project applications not be referred to CorPAC for review. City Council members offered their input. Council Member Roberts stated if CorPAC continues in the way it is currently going, there will be an increase impact on staff, costs, and developer costs. Council Member Sander indicated neighborhood associations should be notified of planning actions. The quality and quantity of notices sent to neighborhoods should improve with no legalese. Council Member McGarvey noted there should be increased information to the public, and good public forums should be provided. Mayor Budge noted there has been no response from the County regarding their development of specific PACs. In conclusion, after Council comments, Mr. Junker indicated staff will keep CorPAC apprised of projects monthly, and will keep the discussions open regarding this issue.

30. **Rio Del Oro (Project RC-03-040 – Northeast Corner of Sunrise Boulevard and Douglas Road) – Approval of a Consultant Services Agreement between the City and EDAW, Inc. to Prepare an Environmental Impact Report for the Project.**

    Patrick Angell, Environmental Division Manager, presented an overview of the project. The project is located on the northeast corner of Sunrise Boulevard and Douglas Road, and consists of a mixed use development of 3,829 acres. Staff has determined the preparation of an EIR is necessary for compliance with CEQA. A permit will also be required by the U.S. Army Corps of engineers for the filling of wetland areas. Thus, an EIS is also required. It was determined a joint EIS/EIR is appropriate. The Notice of Preparation has been released and a public/agency meeting is scheduled for February 26, 2004 at 6:30. Staff has determined EDAW to be the most appropriate firm to prepare the EIS/EIR. The environmental process is expected to be completed in May 2005.

Upon a motion by Council Member Roberts, seconded by Council Member Sander, it was voted 4-0 to adopt Resolution No. 18-2004, approving the consultant services agreement with EDAW. Motion carried.

AYES: Council Members: Budge, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: Cooley
ABSTAIN: Council Members: None

31. **City Council Discussion of Calendar for 2004**

    A proposed City Council calendar through December 2004 was presented and discussed at length. It outlined the various meetings already scheduled. Possible dates for City council workshops were discussed and tentatively planned. A formal finalized calendar will be brought back to the Council for approval.

32. A Resolution Establishing a Human Resources and Organizational Development System

Resolution No. 20-2004 will give the City Manager authority and responsibility for establishing and maintaining a Human Resources and Organizational Development System to develop tools to attract and retain a highly competent and motivated workforce.

Upon a motion by Council Member Roberts, seconded by Council Member McGarvey, it was voted 4-0 to adopt Resolution No. 20-2004 establishing a Human Resources and Organizational Development System. Motion carried.

AYES: Council Members: Budge, McGarvey, Roberts, Sander
NOES: Council Members: None
ABSENT: Council Members: Cooley
ABSTAIN: Council Members: None

COUNCIL REPORTS

- Council Member Roberts reported on CHS cheerleader donations; Nimbus Trail; and Regional Sanitation (Home Depot/Receptor Line on Sunrise).
- Council Member Sander reported that he has formally joined the Regional Transit Board.
- Council Member McGarvey discussed a newspaper article in the Folsom Telegraph about Rancho Cordova growth.
- Mayor Budge reported on Candidates for Congress forum, SACOG (carpool lanes study, Housing Allocation Draft, future city manager meeting).
- The meeting regarding a future Cordova Villa Park was discussed. It was noted the fields are in bad condition. An internal feasibility study is being conducted, considering the northwest corner of the school grounds for park placement. A future focused residential survey will be conducted. It will be sent by bulk mail to all residents, and in multi languages.

WRITTEN CORRESPONDENCE

None.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Website updates; legislative organization/advocacy, press relations.

CITY MANAGER'S/CITY ATTORNEY'S REPORT

Mr. Gaebler reported he recently had a business lunch with Norm Siefkin from the FCUSD, and Dave Gordon from EGUSD, to open discussions regarding the issues surrounding the Sunridge development.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:12 p.m. The next regular meeting is scheduled for February 2, 2004 at 6:30 p.m. at 3121 Gold Canal.

Respectfully submitted,

Lillian E. Hare

Lillian E. Hare, City Clerk